

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, August 1, 2019
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, NORTH VALLEY, AGENDAS, LOCATE** THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

The meeting was called to order at 4:43 p.m. with Commissioners Diaz, Lopez-Ledesma, Parseghian, and Nam present.

Commissioner Sampson was not in attendance.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, Parissh Knox, Deputy City Attorney, and Rafael Vega, Cecilia Lamas, Commission Executive Assistants.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Election of Officers:**

Commissioner Diaz nominated Commissioner Nam for Commission President. Commissioner Lopez-Ledesma seconded the motion and the vote proceeded as follows:

Moved: Diaz
Second: Lopez-Ledesma
Ayes: Parseghian, Nam
Absent: Sampson

Vote: 4 – 0

Motion Passed

Commissioner Nam nominated Commissioner Sampson for Commission Vice-President. Commissioner Parseghian seconded the motion and the vote proceeded as follows:

Moved: Nam
Second: Parseghian
Ayes: Lopez-Ledesma
Abstain: Diaz
Absent: Sampson

Vote: 4-0

Motion Passed

- **Directors Report:** Michelle Levy, Senior City Planner, reported on the following:
 - Effective July 30, 2019, the City Council has adopted Vehicle Miles Traveled as a methodology of review for transportation impacts and moves away from the Level of Service methodology that has been used to measure vehicle delay associated with project. This is in line with SB 741 aimed at reducing Greenhouse gas emissions Statewide
- **Advance Calendar:** There were no requests made by the Commission.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Parseghian moved to approve the Minutes of May 2, 2019. Commissioner Diaz seconded the motion, and the vote proceeded as follows:

Moved: Parseghian
Seconded: Diaz
Ayes: Lopez-Ledesma, Nam
Absent: Sampson

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATION

There were no requests for reconsideration.

ITEM NO. 6

DIR-2016-1397-BSA-1A

CEQA: N/A

Plan Area: Chatsworth – Porter Ranch

Council District: 12 - Smith

Last Day to Act: 08-01-19

Continued from: 07-18-19

PUBLIC HEARING – Completed February 5, 2019

PROJECT SITE: 10867 North Topanga Boulevard

IN ATTENDANCE:

Maya Zaitzevsky, Associate Zoning Administrator, Michelle Levy, Senior City Planner, representing the Department.

MOTION

Commissioner Lopez-Ledesma moved to extend the Commission's time to act and continue Item No. 6 to the meeting on October 3, 2019. The motion was seconded by Commissioner Diaz and the vote proceeded as follows:

Moved: Lopez-Ledesma
Seconded: Diaz
Ayes: Parseghian, Nam
Absent: Sampson

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

APCNV-2017-612-VZCJ-BL

CEQA: ENV-2017-613-MND

Plan Area: Mission Hills – Panaroma City – North Hills

Council District: 6 – Martinez

Last Day to Act: 08-19-19

Continued from: 07-18-19

PUBLIC HEARING – Completed June 3, 2019

PROJECT SITE: 9502 – 9508 North Van Nuys Boulevard and 14533 – 14535 West Plummer Street

IN ATTENDANCE:

Laura Frazin-Steele, City Planner, and Michelle Levy, Senior City Planner, representing the Department; Eric Lieberman, Applicant's representative.

MOTION

Commissioner Parseghian put forth the actions below in conjunction with the approval of the following Project:

Construction, use, and maintenance of a 4-story, 45 feet in height, 51,340 square foot, 49 unit multi-family residential apartment building on a 27,075 square foot lot. The Project is proposed to be 100 percent affordable (excluding the Manager's Unit) and will be composed of three units for Extremely Low Income Households, 45 units for Very Low Income Households, and one Manager's Unit at Market Rate. Under Measure JJJ and Los Angeles Municipal Code Section (LAMC) 11.5.11(e), the Applicant is requesting a developer's incentive for reduced parking to provide 30 automobile parking stalls including 40 percent compact spaces in a garage podium at ground floor. Additionally, the Applicant is proposing 47 bicycle parking stalls (six short-term and 41 long-term). The proposed

Project will involve the demolition of one single-family dwelling and two commercial buildings and approximately 3,537 cubic yards of export. Nine non-protected trees, including three trees in the public right-of-way, are proposed for removal.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-613-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the Project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve** and recommend that the City Council adopt, pursuant to Section 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a **Vesting Zone Change** from (T)(Q)C2-1VL, [Q]C2-1VL, and RA-1VL to (T)(Q)RAS4-1VL, including a developer's incentive, pursuant to Section 11.5.11(e) of the LAMC, to provide 30 automobile parking spaces with 40 percent of the spaces for compact stalls (12 compact stalls);
3. **Approve** and recommend that the City Council, pursuant to Section 12.32 R of the LAMC, adopt the removal of a 25 foot building line along Plummer Street;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

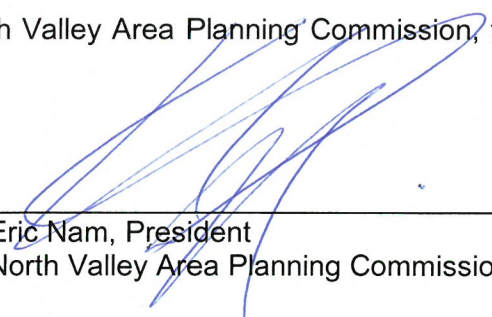
Commissioner Lopez-Ledesma seconded the motion, and the vote proceeded as follows:

Moved: Parseghian
Seconded: Lopez-Ledesma
Ayes: Diaz, Nam
Absent: Sampson

Vote: 4 – 0

MOTION PASSED

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:55 p.m.


Eric Nam, President
North Valley Area Planning Commission

APPROVED
CITY OF LOS ANGELES

OCT 03 2019


Rafael Vega, Commission Executive Assistant

CITY PLANNING DEPARTMENT
COMMISSION OFFICE